



FEATURES & FINISHES

STATELY EXTERIORS

1. Traditional inspired architecture utilizing brick, stone, stucco and architectural board, as per elevation.
2. Precast concrete window sills, headers and arches, as per elevation.
3. **Copper or Prefinished Metal accent roof(s)**, as per elevation, all other roof areas to receive 25 year self-sealing shingles.
4. **Decorative exterior aluminum railings as per elevation.**
5. Low maintenance aluminum soffits, fascia, eaves troughs and downspouts.
6. Decorative sectional roll-up garage doors with heavy duty springs & decorative glazing as per elevation.
7. Elegant Coach lights at all front entrance doorways.
8. Asphalt driveway consisting of base and top coat.

SUPERIOR DOORS AND WINDOWS

9. Architecturally chosen colored taller vinyl casement windows and transoms with low-E and argon gas throughout (basement to be Low-E windows). Window mullions on all front elevations, style as per elevation with all operating windows to be screened.
10. Sliding Patio doors at rear and/or leading to porches/patios, as per plan.
11. Metal insulated front entry doors with transoms, side lites and glass inserts as per plan.
12. Insulated metal entry door from garage to house, if grade permits.
13. Front entry doors with satin-nickel grip set, and finished passage and deadbolts on all side and rear entry doors.

LUXURIOUS INTERIORS

14. **9 foot ceilings on main floor, and 8 foot ceilings in basement and second floor** (excluding areas due to mechanical or structural requirements).
15. **Smooth ceilings throughout the main and second floor.**
16. **4 ¼" colonial style baseboards with 2 ¾" casing on all main and second floor windows, doorways and flat arches.**
17. **Approximately 7' high smooth Roman interior doors thru-out both the main and second floors.**
18. Satin-nickel interior levers and hinges.
19. **Stained finish Oak veneer stairs** with your choice of 1 ¾" stained finish oak pickets or (R5) metal pickets from vendors standard samples, with 3" half round handrails.
20. **Linear electric fireplace** for all standard fireplace locations, single or double sided as per plan.
21. **5" Cornice molding in single storey foyers (not including open to above or high ceiling foyers), main hall, dining room and the living room as per plan, no substitutions.**

SUMPTUOUS FLOORING

22. Imported 13" x 13" tile flooring in foyer, main hall, kitchen, breakfast area, powder room, laundry room and all bathrooms, lower finished foyer (as per plan) from Vendor's standard samples.
23. **3" Engineered strip hardwood flooring in stained finish on the main floor and stair landings (as per plan and excluding tiled areas).**
24. Berber carpeting throughout the second floor, from vendor's standard line.

GOURMET KITCHEN

25. Choice of Maple or Oak kitchen cabinets with extended height uppers (from vendor's standard line) and matching crown molding on upper cabinets.
26. **Bulkhead constructed above kitchen cabinetry due to mechanical requirements.**
27. Islands, pantry and/or chef desk, as per plan.
28. **Quartz or granite countertops in kitchen** from vendor's standard samples.
29. Under mounted double-bowl stainless steel sink.
30. Chrome single hole pull out spray faucet.
31. Rough-in dishwasher space with electrical and plumbing accommodations.

BATHROOM RETREATS

32. 8x10 tiles in all bathtub enclosures to ceiling height. Separate shower stalls to include tiles on ceiling.
33. All bathrooms to receive upgraded elongated toilet bowl.
34. **Separate shower stalls in all Master Ensuites to include frameless clear glass enclosures** (as per plan), **mosaic floor tile, 2 recessed waterproof potlights and a rain showerhead installed from the ceiling.**
35. Powder room to receive mirror, upgraded pedestal sink and upgraded elongated toilet.
36. Crisp white porcelain sinks in all bathrooms with chrome faucet package and mechanical pop up drain.
37. Deep acrylic soaker tubs throughout, (excluding Ensuite), as per plan.
38. **Free standing tub in all Master Ensuites as per plan.**
39. Choice of Maple or Oak cabinetry (from standard line), with arborite counters and vanity top drawers (where applicable).
40. Upgraded vanity light fixtures in all bathrooms, with standard ceiling mounted fixture in powder room.

FUNCTIONAL LAUNDRY ROOM

41. **Deep laundry tubs with base cabinet and chrome faucet.**
42. All required plumbing, electrical and venting rough-ins will be provided.

FEATURES & FINISHES (CONT.)

COMFORT AND PEACE OF MIND FEATURES

- 43. Control switch located on interior of home near garage to power off your future garage door opener for added safety and security.**
- 44. Capped gas line at rear of home for future BBQ hook up.**
- 45. Rough-in central vacuum system dropped to just below the basement ceiling.**
- 46. Smoke and Carbon monoxide detectors installed and hard wired as per Ontario Building Code.**
- 47. Programmable ENERGY STAR thermostat.**
- 48. Door chimes at front entry door.**
- 49. Monitored security system consisting of master control and display keypad, motion detector, and magnetic contacts on all dwelling entry doors and main and basement windows with purchaser's order of monitoring service from builder's supplier.**
- 50. Optional provision for future wheelchair lift in the garage.**
- 51. Optional elevator as per plan.**

LIGHTING, ELECTRICAL AND TECHNOLOGY

- 52. 100 AMP Electrical Service.**
- 53. One exterior SEASONAL electrical outlet mounted on soffit at main floor level, operated on a separate switch.**
- 54. European height white Décora plugs and switches throughout, as per vendors standard specifications.**
- 55. Interior light fixtures in all bedrooms, family room, kitchen, great room, dining room, breakfast area, den, halls, laundry, 1 wall switched outlet in Living Room and capped outlets in open to above areas as per vendor's specifications.**
- 56. Weather proof exterior outlets – one at front, one at rear and one exterior plug on any exterior balcony, as per plan.**
- 57. Electrical wall outlet(s) in garage and an electrical outlet per garage door on garage ceiling for future garage door opener.**

- 58. Accommodations for future installation of flat panel TV over your fireplace consisting of a conduit run to your basement along with an electrical outlet, including additional back up framing (as per plan, if applicable).**
- 59. 5 Cable rough-ins (RG-6 Cable), locations determined by homeowners.**
- 60. 5 Telephone rough-ins (CAT 5 cabling) locations determined by homeowners.**

SUPERIOR CONSTRUCTION

- 61. Approx. 8 foot poured concrete walls with heavy duty damp proofing, drainage board, weeping tiles and full height blanket insulation.**
- 62. Plywood subfloor to be glued, screwed and sanded.**
- 63. 2 x 6 exterior wall construction as per OBC requirements.**
- 64. Conventional air circulating system (HRV) – simplified/partial.**
- 65. High efficiency natural gas furnace with ECM Motor.**
- 66. Taped heating/cooling ducts in basement and garage ceiling.**
- 67. Poured concrete porch AND steps, as per approved grading plans.**
- 68. Steel post and wood beam construction with pre-engineered floor system (excluding areas due to structural design).**
- 69. Spray foam insulation applied to all garage ceilings below livable areas as well as all cantilevered areas.**
- 70. Optional Rough-in three piece plumbing in basement for future bathroom, as per vendor's standard location.**
- 71. Optional Cold Cellar with solid core door, weather stripping, light and floor drain.**
- 72. All garage walls (excluding concrete walls) to be fully drywalled and to be prime painted.**